

**San Stino Subdivision  
Shingle Springs, CA  
Project Description**

San-Stino Project is a proposed 1,041 unit residential subdivision located South of Highway 50 between French Creek Road and Old Frenchtown Road, South of Mother Lode Drive near its intersection with Buckeye Road in the Community Region of Shingle Springs, CA. The project area is 645± acres and includes a proposal for 1,041 single family detached residential units, 2 large lots for future school, park or residential use, and the existing Zweck residence. The project proposes preservation or creation of 270+ acres of open space including both active and passive parks, trails, landscaped lots, and native open spaces.

The project includes General Plan Amendment, Rezone, and Planned Development applications.

**Land Use:**

The project is currently located entirely within the Community Region of Shingle Springs (SS) and is designated as Low Density Residential (LDR) land use.

The project is bounded by Medium Density Residential (MDR) Community Region (CR) lands to the northwest and Low Density Residential (LDR) CR lands to the North; Low Density Residential (LDR) and Rural Residential (RR) Rural Region lands to the East, and Low Density Residential (LDR) Rural Region lands to the South, and Medium Density Residential (MDR) Community Region lands to the West.

Adjacent subdivisions include Hacienda De Estrellas, Holiday Lake Ranch, Holiday Hills, and the Lost Creek neighborhoods to the northwest, north and east respectively.

Currently, proposed land uses within the project are as follows:

- 167 units with min lot size of 5,000sf (Village A)
- 485 units with min lot size of 6,000sf (Village I,H,L, and portion of B)
- 135 units with average lot size of 8,000sf + (Village M,K,P,E,F, and portion of G and J)
- 65 units with average lot size of 9,000sf + (Village C)
- 87 units with average lot size of 10,000sf + (Village C,G, J and portion of B)
- 45 units with average lot size of 0.5 ac (portion of Village O)
- 44 units with average lot size of 1 ac (Village N1, N2, and portion of Village O and J)
- 13 units with lot size of 2 ac (Villages O)
- 270 acres or 42% total open space includes native open space, parks and landscape lots.
- 2 EID parcels for proposed lift stations
- Public and private roadways

**Zoning:**

Existing zoning includes RE-5 designation on four parcels and AE designation on one parcel. The project proposes to rezone underlying lands to a combination of the following zones: R1-PD, R20000-PD, R1A-PD, and OS-PD.

The PD zoning designations shall conform to the unmodified corresponding El Dorado County Zoning Ordinance zoning designation with the following exceptions:

R1-PD:

	Standard R1 Zone	R1-PD Zone
Minimum Lot Area	6,000 SF	5,250 SF
Max. Building Coverage	35%	50% for single story 40% for two-story
Min. Lot Width	60'	50'**
Min. Front Yard Setback	20'	15'*
Min. Side Yard Setback	5'	5'
Min. Rear Yard Setback	15'	15'
Corner Side Yard Setback	N/A	15'
Max. Bldg Height	40'	40'

\* Measured to face of building or side-load garage. (20' to front load garage)

\*\* Minimum lot frontage shall be measured at front setback line

PUE's:

12.5' Public Utility Easements shall be provided adjacent to all roads.

R20,000-PD:

	Existing Zoning	Proposed Zoning
Minimum Lot Area	20,000 SF	20,000 SF
Min. Lot Width	100'	90'**
Min. Front Yard Setback	30'	30'
Min. Side Yard Setback	10'	10'***
Min. Rear Yard Setback	30'	40'
Max. Bldg. Height	40'	40'

\*\* Minimum lot frontage shall be measured at front setback line.

\*\*\* 20' for corner lots

Rezone applications are to be reviewed in accordance with General Plan Policy 2.2.5.3, which states that the County is to consider the following, as a minimum, in their review of a rezone application: Responses to each item are provided below:

1. Availability of adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands: *See EID FIL*
2. Availability and capacity of public treated water system: *See EID FIL*
3. Availability and capacity of public waste water treatment system: *See EID FIL*
4. Distance to and capacity of the serving elementary and high school: *Elementary School and Middle School: Buckeye Elementary (0.2+ mi) northwest of the project and Camerado Springs Middle School (5.5+ mi). High School: Project is located within the Union Mine High School (4.5+/- mi.) boundary of the El Dorado Union High School District. Capacities are determined by the school districts.*
5. Response time from nearest fire station handling structure fires: *1.7+/- mi. to 5373 Mother Lode Dr , response time is determined by Fire Department*
6. Distance to nearest Community Region or Rural Center: *Project is within the Community Region of Shingle springs.*
7. Erosion Hazard: *The Erosion Hazard is not expected due to modern construction techniques.*
8. Septic and leach field capability: *No new septic/leach fields are proposed.*
9. Groundwater capability to support wells: *The project will be served by EID.*
10. Critical flora and fauna habitat areas: *N/A, see wetland, biological resources, and special status plant report*
11. Important timber production zones: *N/A*
12. Important agricultural areas: *N/A, the project is located within a Community Region*
13. Important mineral resource areas: *N/A, see geotechnical investigation*
14. Capacity of the transportation system serving the area: *See traffic analysis to be completed as part of CEQA document preparation.*
15. Existing land use pattern: *The project takes adjacent land uses into consideration through thoughtful placement of larger residential lots and open spaces to accommodate a reasonable transition to adjoining land uses. The project is located within a Community Region.*

16. Proximity to perennial watercourse: *There are no perennial watercourses on-site or adjacent to the project for some distance.*
17. Important historical/archeological sites: *N/A, see cultural resources assessment*
18. Seismic hazards and presence of active faults: *See geotechnical investigation*
19. Consistency with existing Covenants, Conditions, and Restrictions: *N/A*

### **Natural Features:**

The project site is diverse in its topography and vegetation. The site can be identified as hilly with three relatively flat areas where most of the high density development take place. The northeast area (White Property) and western part of the Zweck Property is characterized by dense oak trees coverage with limited grass areas. The remainder of the site consists of a combination of grazing land with scattered oak trees. Sawmill Creek runs through the project north to southeast. Elevations within the site range from approximately 1220' to 1500'. Slopes range from 0% to over 40%, with the majority of the site being between 0% and 20% (67%).

### **Circulation:**

As proposed Via Livenza (the project collector road) will provide a new connection between the south point of French Creek Road and Mother Lode Drive and provide the main circulation for the villages. No project access is proposed to Ridge Drive and Holiday Lake Drive. Also proposed is a Via Livenza northern extension to Shingle Springs Drive that will take project traffic across Mother Lode Drive to Shingle Springs Drive and ultimately to the HWY 50.

### **Utilities:**

Public water, public sewer, and dry utilities are available along Mother Lode Drive and French Creek Road. On-site sewer includes two lift stations located along Via Livenza.

Public water improvements will include connections to existing facilities in Mother Lode Drive and French Creek Road. All residential lots are proposed to be served by public water and sewer. For more details see Facility Improvement Letter issued by the El Dorado Irrigation District.

Outdoor lighting in conformance with Section 17.14.170 of the County Ordinance Code is anticipated to be provided at major intersections and mid-block pedestrian crossings as appropriate for public safety and along the sag vertical curve where needed. Limited safety and security lighting and indirect shielded lighting will also be provided at park sites, including but not limited to parking areas, play areas, and walkways where appropriate. The project does not propose to use lighted ball fields or other light intensive uses at the proposed park sites.

The proposed alignment of required offsite dry utility line extensions are not yet known at this time.

### **Drainage:**

The project provides for no net increase in peak flow of runoff where it leaves the project's westerly and southern boundary as discussed in more detail in the San Stino Drainage Study. As currently proposed, the project utilizes two detention ponds to mitigate flows to pre-project levels at boundary locations. The proposed detention basins lie within open space Lots 3 and 14. For more details see San Stino Drainage Study.

### **Parks & Trails:**

The proposed parks include one neighborhood park and a large village park consisting of both Lots 7 (0.87) and 4 (4.68 ac) respectively. The final design will be determined at the later date, but the project currently proposes the following types of uses:

- Neighborhood Parks
  - Open turf areas
  - Tot lot/Playground
  - Shade structure with Picnic/BBQ amenities

- Village Park
  - Open turf area including possible soccer field
  - Water park amenity
  - Tot lot/Playground
  - Shade structure with Picnic/BBQ amenities
  - Signage and monumentation
  - Connections to trail system
  - Off-street parking area

**Project Accommodations for Adjoining Neighborhoods:**

As mentioned previously, there are four subdivisions that share common boundaries with the project. These include Hacienda De Estrellas, Holiday Lake Ranch, Holiday Hills, and the Lost Creek neighborhoods to the northwest, north and east respectively. As a result of meetings with neighbors and homeowner associations during the course of designing the project, the project will include the following onsite and offsite components as set forth below:

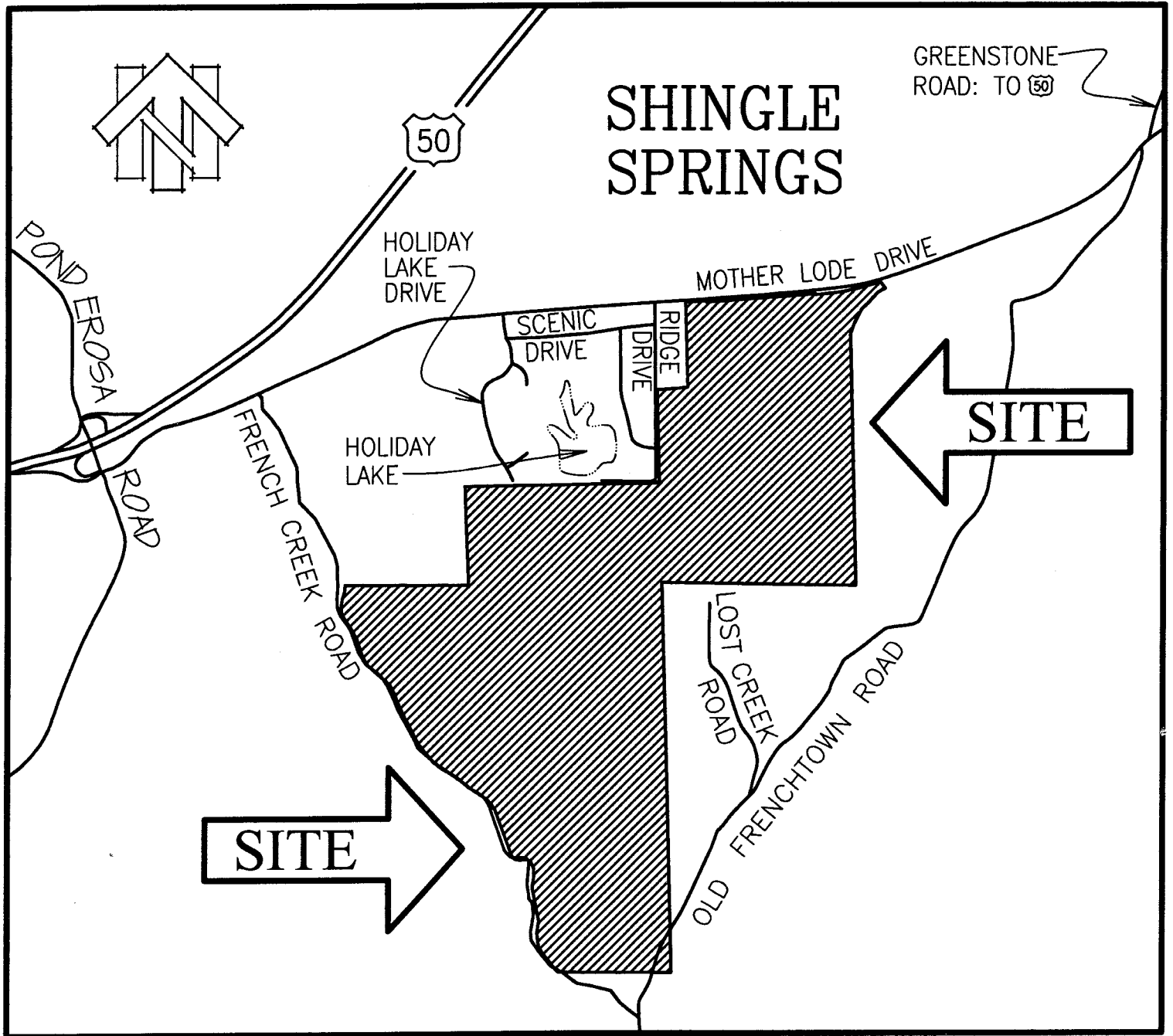
- Increased open space (200' minimum) adjoining the Hacienda De Estrellas subdivision as shown on the submitted plans,
- Construction of Via Livenza, as conditioned, shall occur with the first phase of the project,
- At the time of construction of the first phase of the Project, the developer will install electrically operated security gates for Holiday Lake Drive and Ridge Road at Mother Lode Drive, provided all necessary action is taken by the Holiday Lake Ranch and Holiday Hills Homeowners' Associations to permit such gates to be installed,
- At the time of construction of the first phase of the Project, the developer will construct decorative masonry walls and or security fence as may be agreed between the developer and the Holiday Lake Ranch and Holiday Hills Homeowners' Associations along the boundaries of the project that abut the east side of Ridge Road and the entire southern border of the adjoining properties,
- The tentative map shall provide for a minimum of 10' buffering strip of land to be dedicated to the Holiday Lake Ranch and Holiday Hills Homeowners' Associations as appropriate. The parcels shall be created and dedicated at the earliest possible time following project approval.
- The developer shall, on its behalf and on the part of future homeowners of the project, disclaim any right to traverse the property of the Holiday Lake Ranch and Holiday Hills Homeowners' Associations and the property of the residents thereof,
- As a part of the first phase of the project, the developer shall overlay the existing paved surface widths of the existing roads within the boundaries of the Holiday Lake Ranch and Holiday Hills Homeowners' Associations with two inches of asphalt overlaid over fabric and a properly prepared surface. The roads, as overlaid, shall meet minimum state standards for fire safety,
- The developer shall assure that, at the time of the overlay, the culverts and drainage channels under the streets and through the property included within the Holiday Lake Ranch and Holiday Hills Homeowners' Associations are capable of carrying all foreseeable surface runoff from the project, assuming the failure or overflow of on-site project storm detention facilities,
- The open space lots adjoining all buildable project parcels and the Lost Creek Road parcels shall be as shown on the submitted plans,
- A walking trail with access from the Lost Creek Road parcels, as shown on the submitted plans, shall be constructed as a part of the improvements to be constructed for the phase of the project that is located north of Lost Creek Road,
- The developer shall, on its behalf and on the part of future homeowners of the project, disclaim any right to traverse the property of the Lost Creek Road parcels that adjoin the project,
- The developer shall pay for and install a water line, and a fire hydrant up to one-thousand feet from the boundary of the project in or along or adjacent to Lost Creek Road at a location to be agreed upon in the future between the developer, EID, and the residents of Lost Creek Road. Such installation shall be constructed no later than the time of installation of the water line for the phase of the project that is located north of Lost Creek Road,
- The developer shall overlay the existing paved surface widths of the road from the interface between Lost Creek Road and Old Frenchtown Road to the end of the Lost Creek Road with two inches of asphalt overlaid over fabric and a properly prepared surface. Such overlay shall be installed prior to or as a part of the improvements to be constructed for the phase of the project that is located north of

Lost Creek Road. The roads and culverts shall receive such inspection and reconditioning as needed. The road shall to meet minimum standards for fire safety.

- The developer will provide an easement for telecommunications access across the project boundary to the north of Lost Creek Road to the Lost Creek property owners for Internet/Communications infrastructure installation. Such easement shall share the same easement boundaries with the current utility easements on the Lost Creek property owners' properties.

**Large Lots Q and S:**

As proposed, large lots Q and S are zoned R1-PD and reserved for a potential elementary school (if needed by Buckeye School District) and oak tree mitigation area.



# VICINITY MAP

NOT TO SCALE

A 12-0005/Z 12-0009  
 PD12-0001/TM12-1509